

165.A

Map

0005

Block

0029.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 658,700 /

USE VALUE: 658,700 /

ASSESSED: 658,700 /

Total Card /

Total Parcel

658,700

658,700

658,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	TWOMEY KEVIN
Owner 2:	SULLIVAN EMILY
Owner 3:	
Street 1:	71 APPLETON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	KINSY MICHEL A & HEATHER R -
Owner 2:	TRS/ KINSY LIVING TRUST -
Street 1:	71 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1685 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7226																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	658,700			658,700
Total Card	0.000	658,700			658,700
Total Parcel	0.000	658,700			658,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	390.92	/Parcel:	390.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	658,700	0	.		658,700		Year end	12/23/2021
2021	102	FV	669,800	0	.		669,800		Year End Roll	12/10/2020
2020	102	FV	659,500	0	.		659,500	659,500	Year End Roll	12/18/2019
2019	102	FV	583,100	0	.		583,100	583,100	Year End Roll	1/3/2019
2018	102	FV	514,800	0	.		514,800	514,800	Year End Roll	12/20/2017
2017	102	FV	426,000	0	.		426,000	426,000	Year End Roll	1/3/2017
2016	102	FV	394,700	0	.		394,700	394,700	Year End	1/4/2016
2015	102	FV	364,300	0	.		364,300	364,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINSY MICHEL A	77147-223	2	3/5/2021		675,000	No	No		
KINSY HEATHER &	75078-419		7/9/2020	Convenience		1	No	No	
WALSH BARBARA J	67630-28		7/15/2016		525,000	No	No		
WALSH MURIEL A	32496-246		3/14/2001	Family	150,000	No	No	4	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINSY MICHEL A	77147-223	2	3/5/2021		675,000	No	No		
KINSY HEATHER &	75078-419		7/9/2020	Convenience		1	No	No	
WALSH BARBARA J	67630-28		7/15/2016		525,000	No	No		
WALSH MURIEL A	32496-246		3/14/2001	Family	150,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2001	725	Siding	17,400					vinylsidg & gutter
8/22/2001	576	New Wind	7,500					29 vinyl repl wndw

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
9/6/2018	Measured	DGM	D Mann
4/26/2005	Info Fm Prmt	BR	B Rossignol
2/19/2002	External Ins	PM	Peter M
12/5/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1917	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 8		BRs: 4		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	65.000000000
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.27314544
Const Adj.:	1.02645504
Adj \$ / SQ:	398.582
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809172
Depreciation:	150506
Depreciated Total:	658666

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,685	398.580	671,61
Net Sketched Area:		1,685	Total:	671,61
Size Ad	1685 Gross Area		1685 FinArea	168

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
1						
1						
5						

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.A-0005-0029.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

IMAGE

AssessPro Patriot Properties, Inc

